CARES NEWSLETTER

COMMUNITY AWARENESS REQUIRES EXCELLENT SERVICE

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Dates are subject to change. Please call City Clerk at (813) 274-8397 for scheduled dates.
TBD - To be Determined
N/A - Not Applicable

Anyone may be added to our email listing to receive copies of this monthly newsletter.

If you would also like to be removed from receiving this mailer or email, please send your request to:

Mary Tavarez at Mary.Tavarez@tampa.gov

Current and past issues of the newsletter are also published on our Land Development Coordination page on tampa.gov.

MAY 2026

Hello Tampa. May is here and so is the summertime heat. Happy Mother's Day to all the moms out there. Towards the end of the month, we honor those who gave their all in the service of our country. May their memory and sacrifice be remembered not only on Memorial Day, but throughout the year.

At the May 14 City Council evening meeting, staff will present the July 2025 text amendment cycle. Please see a summary of the amendments on page 2.

Also see the latest updates regarding the public outreach meetings for the Tampa Forward land development code update. All meetings are scheduled from 6:00 p.m. to 8:00 p.m. More meetings are expected to be scheduled and updates will be in the June CARES.

TAMPA FORWARD
BUILDING TOMORROW TOGETHER

Monday, June 1 — Kate Jackson (District 4)

Tuesday, June 2 — Barksdale (District 6)

Wednesday, June 3 — Forest Hills (District 7)

Monday, June 8 — Ragan Park (District 5)

Please note the following email addresses when reaching out to the City:

TampaZoning@tampagov.net
VRB@tampagov.net
COT-Address@tampagov.net
CSDHelp@tampagov.net
Treequestions@tampagov.net
CSDInspections@tampagov.net
CSDPlanReview@tampagov.net
CSDCompliance@tampagov.net
TampaCityCouncil@tampagov.net
Councilquasibox@tampagov.net

City Council still has a virtual component for their hearings, but the VRB, ARC, BLC and Code Enforcement are meeting in person.

Development Coordination is anticipating the following schedule for the adoption of the July 2025 text amendments.

- City Council First Reading—May 14th 2026 at 5:01pm
- City Council Second Reading—June 4th 2026 at 10:00am
  - Chapter 27-199 Channel District
  - Chapter 27-160 Special Street Setbacks
  - Chapter 27-283.12 Off-Street Parking Space Standards- Electrical Vehicles
  - Chapter 27-43 Definitions
  - Chapter 27-156 Official schedule of district regulations-Table 4-1 Schedule of permitted accessory and special uses
  - Chapter 27-282.31 Certified Recovery Residence

- City Council First Reading—May 21st, 2026 at 10:00am
- City Council Second Reading—June 4th 2026 at 10:00am
- Article II Division 8 Subdivision and Platting

Tampa Updates its Land Development Code | City of Tampa
tampa.gov/development-coordination/tampa-updates-its-land-development-code

Code Sections	Description	Originator
Section 27-199	Updating the table to increase height in the Channel District to FAA/HCAA	City Council
Article II, Division 8	Update of platting requirements and clarifying language	Eric Cotton Zoning Administrator
Section 27-160 - Special street setbacks	Eliminate table/remove specific corridors	Eric Cotton Zoning Administrator
Section 27-283.12 - Off-street parking space standards	Parrens (l) remove requirements to provide “Electric vehicle capable) spaces	Eric Cotton Zoning Administrator
Section 27-43 - Definitions, 27-156 Table 4-1 Schedule of permitted, accessory and special uses, 27-282 Regulations for specified uses	Certified recovery residences	Eric Cotton Zoning Administrator

Design Exceptions

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
DE1-26-112	Jeff Siddle	2450 N West Shore Blvd	Request for Alternative Design for Section Sec.27-284.3.3. - Landscaped area and tree planting requirements	DSCA	N/A
DE1-26-111	Lanette Glass	1527 E Lake Ave	Request for Alternative Design for Section Sec. 27-161. - Lots, yards and measurements. Determination of yard	College Hill-Belmont Heights Neighborhood Association & Crime Watch Hyde Park Homeowner Ybor Heights Neighborhood Association and Watch Group VM Ybor Neighborhood Association & Crimewatch K Bar Ranch	N/A
DE1-26-110	Robert Vazquez	2602 E 29th Ave	Request for Alternative Design for Section Sec. 27-240 East Tampa Overlay District Design Standards (Principal structure setbacks)	College Hill-Belmont Heights Neighborhood Assn & Crime Watch Hyde Park Homeowner Ybor Heights Neighborhood Assn & Watch Group VM Ybor Neighborhood Assn & Crimewatch K Bar Ranch	N/A
DE1-26-109	Brandon Roberts	217 W Emily St	Request for Alternative Design for Section Sec. 27-290 Accessory Structure standards (reduce minimum required rear setback from 60 to 8). and Sec. 27-244 Tampa Heights Overlay (increase the maximum size of an ADU)	Tampa Heights Civic Assn, Inc. Tampa Heights Civic Assn Land Use Committee Residents of Adalee St One Laurel Place Informed Neighbor Tampa Overlook Neighborhood Assn. Bowman Heights VM Ybor Neighborhood Assn & Crimewatch Ybor Heights Neighborhood Assn & Watch Group Riverside Heights Civic Assn.	N/A
DE1-26-108	Song Liu	702 E Caracas St	Request for Alternative Design for Section-27-161. Lots, yards and measurements. Determination of yard	Southeast Seminole Heights Civic Assn, Inc. Informed Neighbor Business Guild of Seminole Heights Tampa Overlook Neighborhood Assn. Seminole Heights East Neighborhood Assn. Ybor Heights Neighborhood Assn & Watch Group VM Ybor Neighborhood Assn & Crimewatch	N/A
DE1-26-107	Barbara Tripp	4902 E Whiteway Dr	Request for Alternative Design for Section 27-284.3.3 - Buffers	Terrace Park Civic Assn, Inc. 345 Bayshore Condominium Assn.	N/A

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
DE1-26-106	Reece Dial	1745 E Hillsborough Ave	Request for Alternative Design for Section 27-155.3.4. - Sidewalks.	Old Seminole Heights Neighborhood Assn, Inc. Richmond Place Tampa Overlook Neighborhood Assn. VM Ybor Neighborhood Assn & Crimewatch Neighborhood Watch Richmond Place Tampa Overlook Neighborhood Assn. Seminole Heights East Neighborhood Assn. South Seminole Heights Civic Assn, Inc. Historic Belmont Heights Neighborhood Assn.	N/A
DE1-26-105	Alex McDermott	2414 N Riverside Dr	Request for Alternative Design for Section 27-290.1. Fence and wall regulations.-	Ridgewood Park Crime Prevention & Civic Assoc. Inc. North Hyde Park Civic Assoc. Neighborhood Crime Watch Bowman Heights	N/A
DE1-26-104	William Dobson	3501 W San Jose St	Request for Alternative Design for Section 27-290.1. Fence and wall regulations.-	Palma Ceia Neighborhood Assn, Inc. Virginia Park Neighborhood Assn, Inc. Bayshore Gardens Neighborhood Assn, Inc. Palma Ceia West Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc.	N/A
DE1-26-103	Daniel Bareswilt	4613 E 24th Ave	Request for Alternative Design for Section 27-161. Lots, yards and measurements. Determination of yard	Highland Pines Community Task Force, Inc. Jackson Heights Neighborhood Assoc. & Crime Watch	N/A
DE1-26-102	Addie Clark	1207 E McBerry St	Request for Alternative Design for Section 27-161. Lots, yards and measurements. Determination of yard	Southeast Seminole Heights Civic Assn, Inc. Informed Neighbor Business Guild of Seminole Heights Tampa Overlook Neighborhood Assn. Seminole Heights East Neighborhood Assn. Ybor Heights Neighborhood Assn & Watch Group VM Ybor Neighborhood Assn & Crimewatch	N/A
DE1-26-101	Trevor Hawkes	327 N Dale Mabry Hwy	Request for Alternative Design for Section 27-284.3.3 - Buffers	North Bon Air Neighborhood Assn, Inc. Westshore Alliance Armory Gardens Civic Assn. Westshore Alliance Oakford Park Neighborhood Assn, Inc.	N/A

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
DE1-26-100	Idalia Frometa	3505 Cone Ct	Request for Alternative Design for Section 27-240. - East Tampa Overlay District Design Standards (Fencing and walls)	Ybor Heights Neighborhood Assn & Watch Group VM Ybor Neighborhood Assn & Crimewatch	N/A
DE1-26-99	AMLU Consulting	1704 W North B St	Request for Alternative Design for Section 27-289.3. - Allowable signs- Transfer building signage	North Hyde Park Civic Assn, Inc. West Tampa CRA Community Advisory Committee SOHO Business Alliance North Hyde Park Civic Assoc. Neighborhood Crime Watch NORTH HYDE PARK ALLIANCE Bowman Heights West Riverfront Neighborhood Crimewatch Assn, Inc. Armory Gardens Civic Assn. Parkland Estates Civic Club, Inc. Historic Hyde Park Neighborhood Assn, Inc.	N/A
DE1-26-98	David Mielke	3001 N 36th St	Request for Alternative Design for Section 27-284.3.3 - Buffers. Modified: Request for Sec. 27-290.1. - Fence and wall regulations. Modified: Request for: Sec. 27-155.3.4. - Sidewalks. Modified: Request for section 27-240(e)(2)d. and 27-240(e)(2)c.5. for parking placement and setbacks (East Tampa) .	Jackson Heights Neighborhood Assoc. & Crime Watch Tampa Overlook Neighborhood Assoc.	N/A
DE1-26-97	Lee Seward	4214 N Riverside Dr	Request for Alternative Design for Section 27-211.2.1. - General District Development Standards for Seminole Heights - Residential Single-family detached (SH-RS) district. Table 211.2.1a - Reduction of setback.	Wellswood Civic Assn, Inc. VM Ybor Neighborhood Assn & Crimewatch Southeast Seminole Heights Civic Assn, Inc. Tampa Overlook Neighborhood Assn. Old Seminole Heights Neighborhood Assn, Inc. South Seminole Heights Civic Assn, Inc.	N/A
DE1-26-96	Jonathan Greaves	1014 E 32nd Ave	Request for Alternative Design for Section 27-283.12. - Off-street parking space standards	Ybor Heights Neighborhood Assn & Watch Group VM Ybor Neighborhood Assn & Crimewatch	N/A

Special Uses

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
SU1-26-42	Robert Llanes Jr.	1719 W Eldred Dr	Extended Family Residence	Wellswood Civic Assn, Inc. Tampa Overlook Neighborhood Assn. Old Seminole Heights Neighborhood Assn, Inc.	N/A
SU1-26-41	Robert Fernette	3214 W Arch St	Extended Family Residence	Midtown Tampa Neighborhood Assn. Armory Gardens Civic Assn.	N/A
SU1-26-40	Francisco Magro	1431 W Yukon St	Dwelling Unit: Accessory	Lowry Park Central Community Organization	N/A

Vacating

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
VAC-26-10	Adam Heaton	203 W Broad St	Improved ROW-Alley	Old Seminole Heights Neighborhood Assn, Inc. Neighborhood Watch Richmond Place Tampa Overlook Neighborhood Assn. Seminole Heights East Neighborhood Assn. South Seminole Heights Civic Assn, Inc.	05/07/2026 1st Reading @10:30am
VAC-26-09	Darryl Shaw	2301 E 7th Ave	Unimproved ROW-Alley	Historic East Ybor & Gary Neighborhood Assn. Ybor City Manangement LLC David Bailey Old Seminole Heights Neighborhood Assn, Inc.	05/14/2026 1st Reading @5:01pm
VAC-26-08	Nikki Day	5020 N 47th St	Improved ROW-Alley	The Legacy of Fair Oaks Community Assn. 345 Bayshore Condominium Assn. Tampa Overlook Neighborhood Assn.	05/21/2026 1st Reading @10:30am

Variance

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
VRB-26-28	Kevin James & Jessica Lane Bexley/ Mark Blanar	4510 S Ferncroft Circle	Reduce rear yard setback from 20 feet to 5 feet	Culbreath Bayou Homeowners Assn Inc.	5/12/2026 @5:30pm

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
VRB-26-06	Eric Pourmand/ Suncoast Permits	2906 W Bay Vista Ave	Reduce screen enclosure setback from 5 feet to 2.5 feet	Bayshore Beautiful Neighborhood Assn, Inc. Keep Bayshore Beautiful Inc, Hawthorne Pond Condominium Assn Inc. Belmar Gardens Neighborhood 345 Bayshore Condominium Assn. Ballast Point Neighborhood Association Parkland Estates Civic Club, Inc.	5/12/2026 @5:30pm
VRB-26-11	Erik Garcia/ Lameza Remodeling	1602 W Knollwood St	1. Request to reduce the required setbacks for the proposed accessory structure (Gym & Storage) from required 3 feet side to 2.9 feet and 3 feet rear required to 5.5 feet. 2. Request to reduce the required separation distance between the proposed accessory structure (Gym & Storage) and the principal structure from 5 feet to 3.8 feet.	Riverbend Civic Association	5/12/2026 @5:30pm
VRB-26-22 (Mis-Notice)	Zibannasa Akanda/Nasif Akanda	1806 E Annona Ave	Reduce the side setback from 7ft to 3.5ft	University Square Civic Association Inc.	5/12/2026 @5:30pm
VRB-26-24	Baty Ventures LLC/Crescent Homes	5102 W Platt St	Reduce green space from 25 percent to 15 percent.	Beach Park Homeowners Association, Inc. Westshore Alliance Bayshore Beautiful Neighborhood Association, Inc. Bayshore Gardens Neighborhood Association, Inc. Armory Gardens Civic Association	5/12/2026 @5:30pm
VRB-26-35	Mark Robery Flom	4525 W Swann Ave	Reduce the rear setback from 5 feet to 3 feet for a screen enclosure	Beach Park Homeowners Association, Inc. Westshore Alliance Bayshore Beautiful Neighborhood Association, Inc. Bayshore Gardens Neighborhood Association, Inc. Armory Gardens Civic Association	5/12/2026 @5:30pm
VRB-26-40 (Mis-Notice)	Eric Bronson	2822 W Bay Ave	Reduce front yard setback from 20 feet to 5 feet	Ballast Point Neighborhood Association Southtown Park HOA, Belmar Gardens Neighborhood, Ballast Point Neighborhood Association	5/12/2026 @5:30pm

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
VRB-26-43	Broadway Holdings LLC/ Kevin Bynum	5507 E Broadway Ave	1. Removal of 2 grand trees 2. Reduce tree retention from 50 percent to 7 percent	Jackson Heights Neighborhood Associated & Crime Watch	5/12/2026 @5:30pm
VRB-26-51	Lucan Simeon/ Sims Handy LLC	3415 E Henry Ave	Increase height from 15 feet to 18 feet on an existing garage	Live Oaks Square Neighborhood Association and Crime Watch, Tampa Overlook Neighborhood Association, Seminole Heights East Neighborhood Association	5/12/2026 @5:30pm
VRB-26-52 (Mis-Notice)	Baty Ventures LLC/Youtopia Pools LLC	5108 W Platt St	Reduce rear yard setback for 20 feet to 5 feet for elevated pool	Beach Park Homeowners Association, Inc., Westshore Alliance, Bayshore Beautiful Neighborhood Association, Inc., Bayshore Gardens Neighborhood Association, Inc., Armory Gardens Civic Association	5/12/2026 @5:30pm
VRB-26-60	John Zachary & Abigail Reynolds	3301 W Alline Ave	1. Reduce side yard setback from 7 feet to 3 feet 2. Reduce vehicular entrance setback from 10 to 3 feet. 3. Reduce rear yard setback from 20 feet to 3 feet.	Bayshore Beautiful Neighborhood Association, Inc., Keep Bayshore Beautiful Inc, Hawthorne Pond Condominium Association Inc., Belmar Gardens Neighborhood, 345 Bayshore Condominium Assn., Ballast Point Neighborhood Association, Parkland Estates Civic Club, Inc.	5/12/2026 @5:30pm

Rezoning

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
REZ-25-116	Isabelle Albert	3101 N Florida Ave	CI to PD (Storefront Residential, Commercial All)	Tampa Heights Civic Assn, Inc. Tampa Heights Civic Assn Land Use Committee Residents of Adalee St One Laurel Place Informed Neighbor Tampa Overlook Neighborhood Assn. Bowman Heights VM Ybor Neighborhood Assoc. & Crimewatch Ybor Heights Neighborhood Assoc. & Watch Group Riverside Heights Civic Assn.	05/14/2026 @ 5:01pm

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
REZ-25-0000118 (Continued from 02/12/26, agreed to re-notice)	Azam Elsheikh	4714 E. Hillsborough Ave	RS-50 & CI to PD (Professional Office, All CI Uses, & Open Storage)	Northeast Community Crimewatch & Civic Assn. 345 Bayshore Condominium Assn. Tampa Overlook Neighborhood Assn. The Legacy of Fair Oaks Community Assn.	05/14/2026 @ 5:01pm
REZ-26-04	Daniel Clark	3407 W Kennedy Blvd	CG, RS-50 & PD to PD (All CG Uses)	Oakford Park Neighborhood Assn, Inc. Parkland Estates Civic Club, Inc. Westshore Alliance Armory Gardens Civic Assn. Gray Gables Neighborhood Assoc, Inc.	05/14/2026 @ 5:01pm
REZ-26-11	Aaron Trommater	1500 W. LaSalle St.	RS-50 to RM-18	West Riverfront Neighborhood Crimewatch Association, Inc. West Tampa CRA Community Advisory Committee North Hyde Park Civic Asso.Neighborhood Crime Watch Armory Gardens Civic Association North Hyde Park Civic Association, Inc.	05/14/2026 @ 5:01pm
REZ-26-16	James Lascara	3206 N. Tampa Street	RS-50 to PD (Residential, Single Family Attached)	Tampa Heights Civic Assn, Inc. Tampa Heights Civic Assn Land Use Committee Residents of Adalee St One Laurel Place Informed Neighbor Tampa Overlook Neighborhood Assn. Bowman Heights VM Ybor Neighborhood Assn & Crimewatch Ybor Heights Neighborhood Assn & Watch Group Riverside Heights Civic Assn.	05/14/2026 @ 5:01pm
REZ-26-28	Darly Shaw	2316 E 7th Ave	YC-1, YC-2,YC-4,YC-5, YC-6, YC-7,YC-8 & IG to PD/A-Residential (all types) & All Commercial Intensive Uses	Historic East Ybor and Gary Neighborhood Assn. Ybor City Management LLC David Bailey Old Seminole Heights Neighborhood Assn, Inc.	05/14/2026 @ 5:01pm
REZ-26-37	James Lascara	1313 W Nassau St	RS-50 to PD (Residential, Single-Family Semi-Detached)	West Riverfront Neighborhood Crimewatch Assn, Inc. West Tampa CRA Community Advisory Committee North Hyde Park Civic Assoc. Neighborhood Crime Watch Armory Gardens Civic Assn. North Hyde Park Civic Assn, In	05/14/2026 @ 5:01pm

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
REZ-26-52	Mac McCraw	5200 S Manhattan Ave	PD to PD (Residential, Single-Family Attached)	Gandy Civic Assn. Southtown Park HOA Belmar Gardens Neighborhood Bayside West Neighborhood Assn, Inc.	05/14/2026 @ 5:01pm
REZ-26-0000029 (Certified application updated to reflect change in ownership)					04/09/2026 @ 5:01pm

Architectural Review Commission

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
ARC-TAX-26-01	Black Orchid & Co., LLC Agent: Andy Dohmen	2705 & 2708 N. 18th Street	Ad Valorem Property Tax Exemption Part I	Jackson Heights Neighborhood Assoc & Crime Watch Ybor City Management LLC Ybor Heights Neighborhood Assn & Watch Group Tampa Overlook Neighborhood Assn	05/04/2026 @ 5:30pm
ARC-26-170	MG Building Solutions, LLC Agent: Michael Gianeskis	2806 N Morgan St	Certificate of Appropriateness - New Construction: Single Family Residence Accessory Structure Site Improvements	Tampa Heights Civic Assn, Inc. Tampa Heights Civic Assn Land Use Committee Residents of Adalee St One Laurel Place Informed Neighbor Tampa Overlook Neighborhood Assn Bowman Heights VM Ybor Neighborhood Assn & Crimewatch Ybor Heights Neighborhood Assn & Watch Group Riverside Heights Civic Assn	05/04/2026 @ 5:30pm

Barrio Latino Commission

File No.	Applicant	Location Address	Request	Neighborhood Associations	** Tentative Hearing **
BLC-26-115	KS Gateway Property Owner LLC Agent: Deji Oguntebi	1402 N 15th St	Certificate of Appropriateness -Relocation	Historic Ybor Neighborhood Civic Assn, Inc. Ybor City Management LLC David Bailey Hyde Park Spanishtown Creek Civic Assn Bowman Heights	5/26/2026 @9:00am
BLC-26-117	KS Gateway Property Owner LLC Agent: Deji Oguntebi	1419 E. 4th Avenue & 1402 N. 15th Street	Variance – Grand Tree Removal Certificate of Appropriateness - New Construction: Commercial Three Story Venue Site Improvements	Historic Ybor Neighborhood Civic Assn, Inc. Ybor City Management LLC David Bailey Hyde Park Spanishtown Creek Civic Assn Bowman Heights	5/26/2026 @9:00am

City of Tampa
Florida

Development Coordination
2555 E Hanna Avenue
Tampa, FL 33610

Phone: (813) 274-3100
Fax: (813) 259-1712

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